

City of Reading Zoning Hearing Board Meeting

PENN ROOM, First Floor, City Hall, 815 Washington Street

AGENDA

Regular Meeting

Wednesday, September 12, 2007

5:30 PM

NEW APPEALS

1. 320 Kenhorst Blvd. (Appeal No. 2007-49)

Hear the appeal of La Venre Johnson for Special Exception under § 27-804 Daycare not permitted by right in R-PO zone. Applicant wants to utilize first floor to allow home based daycare. Parking is provided. The proposed hours of operation are 6:00 AM to 6:00 PM. No other employees are proposed. Requests up to 6 children. Currently there are 4 adults in the home.

2. 820 Chestnut Street (Appeal No. 2007-50)

Hear the appeal of Jaqueline Garcia for Special Exception under § 27-804 Daycare not permitted use in R-3 zone and for Special Exception under § 27-804 Daycare not permitted use in R-3 zone and §27-1202.4(C) off street parking criteria. Applicant wants to utilize first floor to allow home based daycare; off street parking is not available.

3. 911 N. Front Street 1st floor (Appeal No. 2007-51)

Hear the appeal of Reagan Alcala Sanchez for Special Exception under §27.804 and §27-605 for computer based sales and service Home Occupation; §27.1601 (B) no off street parking provided; §27-1006 Home computer/internet occupations part A indicate the home business shall be conducted within the principal building and not exceed 20% of the total habitable floor area. The current proposed use exceeds the allowable 20%.

4. 219 Moss St. (Appeal No. 2007-52)

Hear the appeal of Nancy Rivera for Special Exception under § 27-804 Daycare not permitted use in R-3 zone. Applicant wants to utilize first floor to allow home based daycare; off street parking is not available.

5. 33 Maple St. (Appeal No. 2007-53)

Hear the appeal of Carlos Vento for variance under §27-804 “not permitted use in R-3 zone; §27-1603.1.P off-street parking is unavailable. Applicant proposes auto body repair in first floor of building with dimensions of 20’ X 100’. The garage is capable of housing 6 vehicles.

6. 1058 Green St. (Appeal No. 2007-54)

Hear the appeal of Rafael Diaz for special exception under §27-804 use not permitted in R-3 zone and §27-1603.1 Off street parking requirements. Applicant proposes to conduct retail store (groceries) on first floor commercial level.

7. 1237 N. 9th St. (Appeal No. 2007-55)

Hear the appeal of Inocencia Cuevas for Special Exception under § 27-804 Daycare not permitted use in R-3 zone; §27-1202.4 Daycare facilities determined by Zoning Hearing Board; §27-406.E Special Exceptions. Applicant wants to utilize first floor to allow home based

daycare; off street parking is not available but rear alley and garage is available to drop off children.

8. 1101 Walnut St. (Appeal No. 2007-57)

Hear the appeal of Phuong Doan for Variance under §27-607.4(G) Nonconforming use; §27-804 use not permitted in R-3 zone; §27-1601 off street parking not available. Applicant proposes to conduct nail salon on first floor of property.

9. 967 Church St. (Appeal No. 2007-58)

Hear the appeal of Ahmad Jawad for Variance under §27-809 use not permitted in CN zoning district. Applicant proposes to use parking lot for used automobile sales.

10. 828 Chestnut St. (Appeal No. 2007-59)

Hear the appeal of Diego Dyer for Variance under §27-607.4 Nonconforming use termination; §27-804 Use not permitted in R-3 Zone; §27-1603 Parking requirements. Applicant proposes to operate a braiding salon.

11. 947 N. 4th St. (Appeal No. 2007-60)

Hear the appeal of Urceline Halsey for Special Exception under § 27-804 Daycare not permitted use in R-3 zone and §27-1202.4(C) off street parking criteria. Applicant wants to utilize first floor to allow home based daycare; off street parking is not available.

12. 322 N. 5th St. (Appeal No. 2007-61)

Hear the appeal of Teresa Grullon for Special Exception under for Special Exception under § 27-808 Daycare not permitted by Special Exception; §27-1602 Design and construction of parking area; §27-1202.4(C) Day Care requirements. Applicant wants to conduct day care in commercial facility located in Historic District.

13. 1700 City Line St. (Appeal No. 2007-62)

Hear the appeal of The Reading School District for Variance under §27-802 Proposed use not permitted in R-1 Zoning District; §27-608 Prohibited use within district; §27-609 Similar use; §27-1202.5 schools permitted in zoning districts; §27-1502 Private roads and driveways. The applicant proposes to utilize the building for education instruction for the Magnate School for the performing arts.

DECISIONS TO BE RENDERED ON THE FOLLOWING APPEALS

1. 1053 Oley St. (Appeal No. 2007-40)
2. 628-624 Linden Street (Appeal No. 2007-41)
3. 728 N. 12th St. (Appeal No. 2007-42)
4. 345 Penn St. (Appeal No. 2007-43)
5. 1016 Union St. (Appeal No. 2007-45)
6. 1441 Perkiomen Ave. (Appeal No. 2007-46)
7. 418 Franklin St. (Appeal No. 2007-47)
8. 1226 N. 9th St. (Appeal No. 2007-48)